

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, October 20, 2005, 1:30 p.m., Conference Room No. 106, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Jerry Berggren, Bruce Helwig, Jim McKee and Terry Young; (Tim Francis, Bob Ripley and Carol Walker absent). Ed Zimmer and Teresa McKinstry of the Planning Department; Mark Canney of Parks and Recreation; and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Acting Chair Jim McKee called the meeting to order and requested a motion approving the minutes of the regular meeting held September 29, 2005. Motion for approval made by Berggren, seconded by Helwig. Motion for approval carried 4-0: Berggren, Helwig, McKee and Young voting 'yes'; Francis, Ripley and Walker absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission. No one appeared.

APPLICATIONS BY FORUM LEX LTD. FOR DESIGNATION OF 1141 "H" STREET, THE FORMER KAPPA SIGMA FRATERNITY HOUSE, AS AN INDIVIDUAL LANDMARK AND FOR A SPECIAL PERMIT FOR HISTORIC PRESERVATION.

PUBLIC HEARING AND ACTION: **October 20, 2005**

Members present: Berggren, Helwig, McKee and Young; Francis, Ripley and Walker absent.

Pat Birch of Schoenleber, Shriner and Hittle appeared. This building is under special permit of about 30 years ago to occupy the basement and first level for office use. The second and third levels have been unoccupied. At this time, the owner would like to be able to occupy the entire building.

Ed Zimmer believes the use of the basement and first level as office space was all that was originally requested.

McKee questioned the future use. Birch replied that most of it will be storage use, some will be more office space.

Birch stated that most of the windows appear to be original. Some dormers appear to have been replaced. All the second and third floor windows would be replaced in the style of true divided light. They will be replaced with Pella windows. Currently, the building is not handicap accessible. There are stairs on the north. They are proposing to add access on the west entrance. The interior will be rehabilitated. The parking lot would be reconfigured to meet current standards. An accessible stall will be added with a ramp to the west door. There needs to be a second egress from the second and third levels. There will be an exterior staircase on the south side. Two windows will be converted to doorways.

McKee inquired about the color of the staircase. Birch replied that it will be painted steel, probably a dark blackish green. In lieu of a guard rail, she is proposing a green screen. In an attempt to soften the look of the staircase, she would like to see ivy or something similar growing on the stairs. The building shares parking with Trinity Lutheran Church.

Berggren wondered if only one handicap stall would be sufficient. Birch will have to check on that.

Zimmer noted that this is kind of an unusual application. The use is already in the building. This is in place and is more of a proven product. It just brings it up to a more logical use. They are already in a landmark district, therefore this application will have to go on to Planning Commission and City Council.

ACTION:

Young moved approval of the landmark designation and special permit, seconded by Berggren.

Berggren wondered if the Fire Marshall has commented on the ivy attached to the fire escape. He likes the idea, but wonders about staff concerns. Birch met with building officials and they want to make sure the greenery is kept trimmed away from the stairs.

Berggren also noted that Birch mentioned the budget of the windows was a factor. He questioned if the applicant had considered putting storm windows over the top. Birch replied that the windows are really degraded. The dormers on the east side are not original.

Motion for approval carried 4-0: Berggren, Helwig, McKee and Young voting 'yes'; Francis, Ripley and Walker absent.

**APPLICATION BY GARY WILKEN FOR A CERTIFICATE OF APPROPRIATENESS FOR
WORK AT 824 "P" STREET IN THE HAYMARKET LANDMARK DISTRICT**

PUBLIC HEARING AND ACTION:

October 20, 2005

Members present: Berggren, Helwig, McKee and Young; Francis, Ripley and Walker absent.

Gary Wilken of Chocolate Expressions appeared. He had John Brooks from Fast Signs prepare a drawing of the proposed sign. This will be a vinyl sign on the storefront window. It will be white lettering.

Berggren questioned if the glass is clear. Wilken replied it is clear. Zimmer believes it might have a slight tint. Wilken noted there are side windows that face the courtyard. They aren't planning on doing anything with those windows.

Berggren thinks the illustrations in the windows are inappropriate. He would rather see something behind the window that could be moved around, perhaps an easel or backdrop.

Zimmer sees the illustrations as more of a display. Behind the glass would not be an issue. He is not sure that pictures on the glass is not a display either.

Berggren thinks it would be to the applicant's advantage to have it on an easel on the inside of the window. McKee and Young agreed.

ACTION:

Berggren moved approval of the lettered signs only, seconded by Helwig. Motion for approval carried 4-0: Berggren, Helwig, McKee and Young voting 'yes'; Francis, Ripley and Walker absent.

**APPLICATION BY "BLUE ORCHID" FOR A CERTIFICATE OF APPROPRIATENESS
FOR WORK AT OLD FEDERAL BUILDING (D.B.A. FEDERAL PLACE), A DESIGNATED
LANDMARK AT 129 N. 10TH STREET**

PUBLIC HEARING AND ACTION:

October 20, 2005

Members present: Berggren, Helwig, McKee and Young; Francis, Ripley and Walker absent.

Malinee Kiatathikom appeared. They are proposing lighting for under the awning and lighting above the awning. They are thinking florescent lights under the awning. It would make the customer feel safer and more comfortable having the entrance lighted.

Zimmer thinks these lights address the entrance and the sign. The light is shining down so it serves its purpose without being too bright.

Berggren doesn't want to hold up the application, but he is concerned that there are three light packs above the awning when someone should look at the whole length of lighting along the block. Zimmer thinks that even with light along the whole length, there should be light at the entrance.

Kiatathikom is hoping to have an opening date in December.

Zimmer agrees that there is a streetscape issue. There is building light and entrance light. Berggren thinks there should have been a building standard identified for uniformity.

McKee noted that any future lighting will have to come before this Commission.

Mark Canney from Parks and Recreation stated that he believes a light pole is proposed for the northwest corner of the park, which is just to the south of this.

Berggren would like to approve the under canopy lighting permanently but approve the over canopy lighting temporarily until submission of a lighting scheme for the entire alley. But, he thinks that is unfair to the applicant. It is still an expense that might someday have to be replaced. Zimmer would call just the strip lights under the awning a "no material effect".

Kiatathikom wondered about gooseneck lighting for the over canopy lights. Berggren likes the goosenecks much better. McKee agreed.

Berggren would like to see a resubmission of the lighting for the over canopy lighting. Perhaps this will push the owner to have the architect get a lighting package to the Commission.

Zimmer wondered if the landlord was willing to stipulate that future tenants would be in the same range of the gooseneck lights.

ACTION:

Berggren moved approval of the lighting under the awning, seconded by Helwig. Motion carried 4-0: Berggren, Helwig, McKee and Young voting 'yes'; Francis, Ripley and Walker absent.

**APPLICATION BY DENNIS McCULLEY FOR A CERTIFICATE OF APPROPRIATENESS
FOR WORK AT 1308 N. 38TH STREET IN THE EAST CAMPUS NEIGHBORHOOD
LANDMARK DISTRICT**

PUBLIC HEARING AND ACTION:

October 20, 2005

Members present: Berggren, Helwig, McKee and Young; Francis, Ripley and Walker absent.

No information to present.

MISCELLANEOUS/STAFF REPORT:

10th & "O" Street

Mark Canney from Parks and Recreation appeared. The corner at 10th and "O" St. used to be a park with an artesian well. The City has some pieces of the fountain but not all. They would like to re-create the park. He showed a site plan with a fountain in the middle. There will be an ornamental light at the northwest corner.

Berggren urged Parks Dept. to work with Ed Zimmer to make sure the lighting for the alley is all coordinated.

Canney stated that the fountain is recirculating. They are taking influences from the surrounding buildings and incorporating them into the park design. The fountain is lacking some details so they are adding some maidens inspired by designs from the Cornhusker Hotel. They hoping to start construction in November.

Zimmer stated this is for informational purposes only.

Street & Alley Vacation No. 05009

Zimmer noted the American Historical Society of Germans from Russia has applied to vacate one of the remaining pieces of an alley. It was historically in the original plat. This is an alley between 6th & 7th Streets, "C" St. and "D" St. A group home is under construction on this block. The alley piece is 10 feet wide and 30 feet long. This is an actual dedicated piece of the alley that must be vacated. The rest of the alley has been vacated already. He wanted to make sure the Commission had seen this and inquire if they had any concerns. This application goes on to the Planning Commission and City Council.

The Commissioners indicated there were no obvious concerns.

There being no further business, the meeting was adjourned at 3:15 p.m.